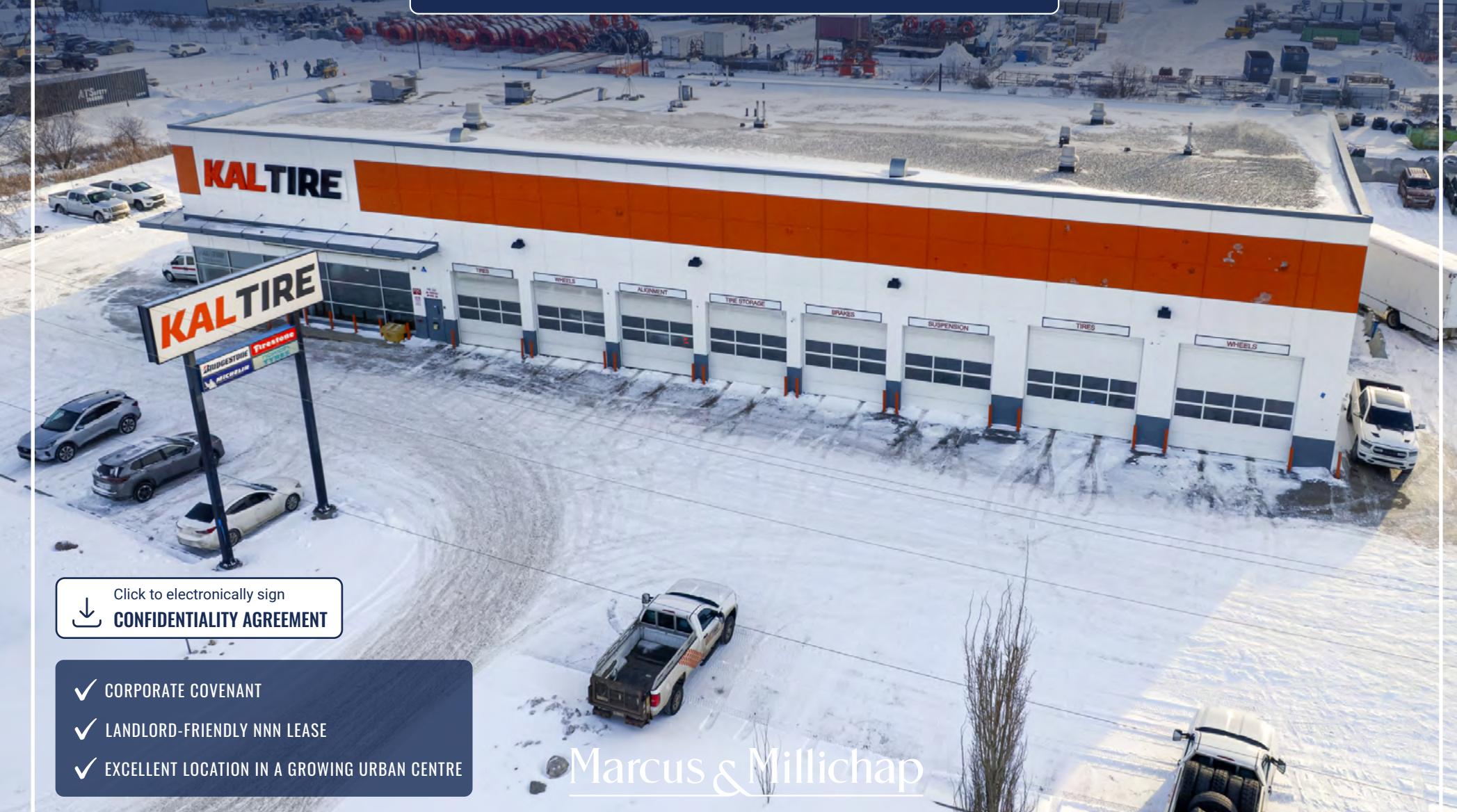


# FOR SALE



27 STRATHMOOR DRIVE, SHERWOOD PARK, ALBERTA

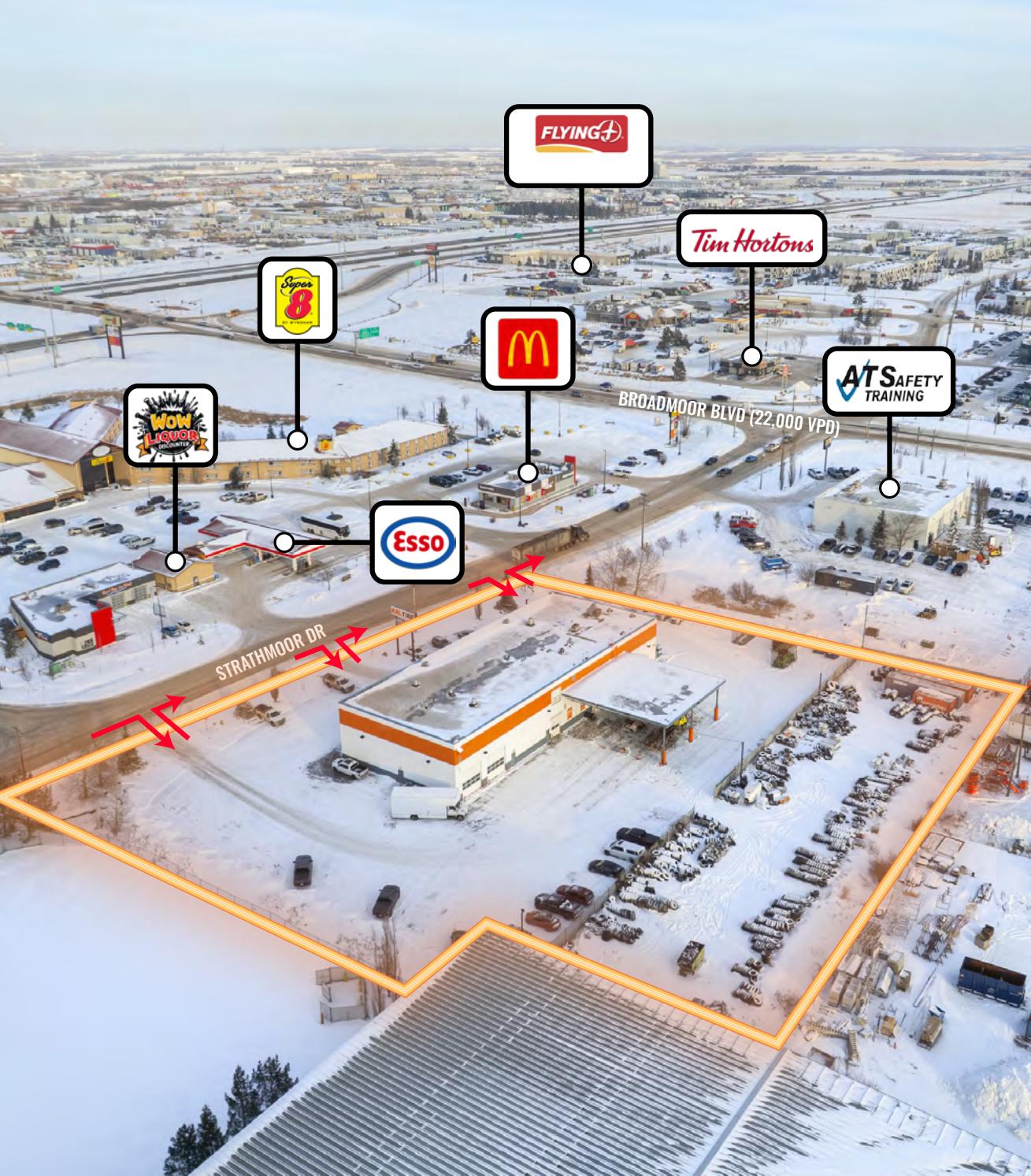
SINGLE-TENANT NNN AUTOMOTIVE INVESTMENT OPPORTUNITY



 Click to electronically sign  
CONFIDENTIALITY AGREEMENT

- ✓ CORPORATE COVENANT
- ✓ LANDLORD-FRIENDLY NNN LEASE
- ✓ EXCELLENT LOCATION IN A GROWING URBAN CENTRE

Marcus & Millichap



## OPPORTUNITY

Marcus & Millichap's Western Canada NNN Group is pleased to present the opportunity to acquire 27 Strathmoor Drive in Sherwood Park, Alberta (the "Subject Property"). The single-tenant 100% automotive service facility is leased to Kal Tire Ltd., one of Canada's largest independent tire dealers with more than 270 locations across Canada from coast to coast, operating under a landlord friendly triple-net ("NNN") lease, secured by way of corporate covenant.

The Subject Property comprises 21,742 SF of leasable area on a 2.52-acre site within Sherwood Park's Northern Industrial area. The site benefits from direct frontage and access along Strathmoor Drive, with convenient connectivity to Broadmoor Boulevard and Yellowhead Highway. The offering provides stable cash flow with minimal landlord obligations in a strong industrial location.

## HIGHLIGHTS

### Corporate Covenant & NNN Lease

 100% Leased to Kal Tire Ltd., a corporate tenant responsible for all operating costs, including utilities and day to day management.

### Longstanding Tenancy

 Since construction in 2006, Kal Tire has continuously operated at this location and maintains four 5-year renewal options, supporting long-term tenancy and income stability.

### Well-Located Industrial Asset

 Situated in Sherwood Park's Northern Industrial area with direct access to Strathmoor Drive and close proximity to Broadmoor Boulevard (22,000 VPD) and Yellowhead Highway (37,000 VPD), providing strong visibility, accessibility, and connectivity within the Edmonton metropolitan area.

### Large Site with Functional Improvements

 21,742 SF automotive service facility on a 2.52-acre, industrially zoned site, supporting continued automotive and service-oriented use.

### Growth-Oriented Market

 Located within the Edmonton CMA, Sherwood Park benefits from population growth projected at 11.4% by 2029, more than \$9.0 billion in completed or announced capital projects, and continued industrial expansion anchored by Refinery Row, supporting long-term demand fundamentals.

# SALIENT DETAILS

**Address:** 27 Strathmoor Drive, Sherwood Park, Alberta

**Legal Description:** Plan 9322408 Block 2 Lot 7 Excepting Thereout All Mines and Minerals

**LINC:** 0025 496 878

**Zoning/Land Use:** [IM - Medium Industrial](#)

**Site Size:** 2.52 Acres

**Rentable Area:** 21,742 SF

**Year Built:** 2006

**Renewal Options:** 4 x 5 Years (*Fair Market Rent*)

**Tenant:** Kal Tire Ltd.

**Lease Expiry:** February 28, 2029

**Rent Schedule:**  
\$370,000 (Mar 1, 2026 - Feb 28, 2027)  
\$375,000 (Mar 1, 2027 - Feb 28, 2028)  
\$380,000 (Mar 1, 2028 - Feb 28, 2029)

**Cap Rate:**  
5.92% (Mar 1, 2026 - Feb 28, 2027)  
6.00% (Mar 1, 2027 - Feb 28, 2028)  
6.08% (Mar 1, 2028 - Feb 28, 2029)

**Price:** **\$6,250,000**



Kal Tire is one of Canada's largest independent tire service providers and a leading commercial tire dealer in North America, with an impressive network of over 270 locations across Canada from coast to coast, serving retail and commercial customers. Backed by more than 70 years of industry experience, Kal Tire maintains an extensive supply chain that includes distribution centres and its own transport division. With a fleet of over 500 service trucks and a coast-to-coast operating platform, Kal Tire employs more than 6,500 dedicated team members, reinforcing its position as an industry leader committed to exceptional service and operational excellence.

# MARKET OVERVIEW

## SHERWOOD PARK

Sherwood Park is located along the eastern edge of Edmonton and forms a core part of the Edmonton Census Metropolitan Area (CMA). Legally designated as a hamlet and governed by Strathcona County, a specialized municipality, Sherwood Park benefits directly from its proximity to Edmonton's economic base while functioning as the County's primary residential and employment centre. With a population of approximately 75,575, the community is home to over two-thirds of Strathcona County's residents.

The area has benefited from sustained investment, with more than \$9.0 billion in completed or announced projects, supported by major industrial operations including Refinery Row, the largest oil and gas refining cluster in Canada and home to Esso's Strathcona Refinery, one of the region's largest employers. Proximity to Edmonton and continued industrial activity underpin long-term demand fundamentals.



Over \$9 billion in completed or announced projects, reflecting sustained capital investment and long-term economic commitment to the region.



A diversified industrial base anchored by oil & gas refining, petrochemical, hydrogen, and chemical industries, supporting stable employment fundamentals.



Strathcona County boasts an average household income of \$187,141, well above the provincial average, highlighting a strong concentration of affluent, high-disposable-income households.



Population growth projected at 11.4% by 2029, reinforcing long-term demand drivers for commercial and service-based real estate.



Strategic location within the Edmonton CMA, providing access to major transportation corridors and key regional employment nodes.

## DEMOGRAPHICS

27 Strathmoor Drive, Sherwood Park, AB	3 km	5 km	Strathcona County
2025 Estimated Population	11,479	62,646	106,139
2030 Projected Population	12,457	66,720	110,721
% Population Change (2020-2025)	17.70%	7.70%	3.60%
% Population Change (2025-2030)	8.50%	6.50%	4.30%
Average Household Income	\$141,345	\$136,337	\$187,141



## SURROUNDING CONSIDERATIONS



# PROPERTY PHOTOS



# Marcus & Millichap

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CONFIDENTIALITY AGREEMENT

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